

## REAL ESTATE.

## BUSINESS AT THE EXCHANGE.

There was a fair attendance at the Real Estate Exchange yesterday, but the weather was rather against prices. John F. B. Smith sold, under foreclosure, No. 327 West Fifty-first-st. The property is a five-story brick store and tenement on a full lot, and is situated on the north side of the street, east of Eleventh-ave. The bidding ran from \$10,000 to \$17,500 over the mortgage, at which price Henry T. Smith was the buyer. William Kennedy & Bro. sold, also under foreclosure, No. 241 West Forty-ninth-st., east of Eighth-ave., a three-story tenement dwelling on a lot 17x78x100. The bidding ran from \$6,000 to \$15,000. F. M. Jenkins was the buyer. The same auctioneers sold No. 219 East One-hundred-and-twenty-eighth-, on the north side, east of Third-ave. The property consists of a four-story brick tenement and lot, 19x53x91. The bidding ran from \$6,000 to \$12,500, at which price the plaintiff was the buyer.

V. H. Harnett & Co. offered No. 169 West Sixty-fourth-st., east of Tenth-ave., a five-story stone-front flat on lot 24x100. The bidding went up to \$15,000. Dore Lyon has sold, as private sale, a two-story brownstone dwelling and lot, 18x51x100, on the south side of Ninety-first-st., between Eighth and Ninth aves., for \$26,000 cash. Mrs. Irene Weller, of 100 West Sixty-second-st., sold, to a call on account, a lot, 20x50x100, on the south side of Eighth-ave. Also for a large factory for heavy work, on the line of the elevated roads, below One-hundred-and-twenty-fifth-, a five-story double flat, 25x35x100, with a basement, for \$65,000. Also a desirable place of four acres at Norwich, Conn., with house, forty rooms, stabling, etc., \$25,000. Kennedy & Son have sold, at private sale, for Mr. Lester, the five-story apartment house, 25x55x100, No. 422 West Forty-fifth-st., for \$25,000, and for Mr. Miller the five-story apartment house, No. 325 West Forty-third-st., 25x55x100, for \$32,000.

New York, Thursday, Dec. 27, 1888.  
The following sales were made at the Exchange and Auction Room to-day:

To John F. B. Smith  
1 five-story flat with lot No. 327 West Eleventh-st. n. s. 425 feet e of 11th-ave., lot 25x100; H. A. Smith, \$23,000.

To V. H. Harnett & Co.  
1 five-story flat with lot No. 169 West 64th-st. n. s. 150 feet e of 10th-ave., lot 24x100; E. V. B. Skimmon, \$15,000.

To a plot of land on 10th-ave., corner of 123d-st., was adjourned to January 4.

Sale of the building with lots, Nos. 1,705 to 1,715 16th-ave., corner of 10th-ave., was adjourned to January 10.

By William Kennedy & Bro.

1 three-story dwelling with lot, No. 219 West 64th-ave., 25x35x100; F. M. Jenkins, \$15,000.

Properties were surrendered. Terms favorable for rental. ROBERT J. BRADY, Manager.

**HOTEL ALBERT,**  
Eleventh-ave., between Broadway and 5th-ave.  
IDEAL PLAZA HOTEL BUILDING

A few more elegantly furnished suites of two to six rooms left.

Cuisine and service unsurpassed. Terms favorable for rental. ROBERT J. BRADY, Manager.

**MADISON AVENUE HOTEL,**  
MADISON-AVE. AND 56TH-ST., NEW-YORK.

A first-class family hotel on the American plan. WM. N. HUMPHREY & CO., Proprietors.

**MANSION HOUSE—Brooklyn Heights.**

Fourteen minutes from N. Y. City Hall or Wall-st. w. superlative accommodations; reasonable rates; select family and transient hotel; 200 rooms.

J. C. VAN CLEAF, Proprietors.

The suite of dwellings with lots, Nos. 115 to 121 and 123 to 129, West 55th-st., w. of 9th-ave., was adjourned to January 10.

To J. C. L. Co., Esq., Co., 115 to 121 West 55th-st., N. Y. 35 Essex-st., n. of Hester-st., was adjourned to January 21.

By Brown & Lewiss.

Sale of the dwelling with lot, No. 120 West 62d-st., w. of Madison-st., January 10.

By A. H. Muller & Son.

Sale of the dwelling with lots, Nos. 2,068 and 2,070 7th-st., n. of 123d-st., was withdrawn.

**Dividend Notices.**

**MANHATTAN RAILWAY COMPANY,**  
No. 71 Broadway, New York, Dec. 11, 1888.

A DIVIDEND OF ONE PER CENT on the consolidated capital stock of this company, for the quarter ending Dec. 31, 1888, has been declared payable at this office on and after Jan. 1, 1889. The transfer books will close on the 21st of December, 1888, and remain open on Thursday, Jan. 3, 1889, at 10 o'clock a. m.

D. W. McWILLIAMS, Treasurer.

**OFFICE OF THE ST. PAUL AND DULUTH RAILROAD COMPANY,** 100 Wall-st., New York, Dec. 11, 1888.

A DIVIDEND has been declared this day upon the Preferred Stock of this Company of three and one-half per cent (3 1/2) payable at the Preferred Stock Office, at the Fourth National Bank of this city, on Saturday, Dec. 22, 1888. Transfer books will be closed at the close of business on Saturday, December 22, 1888, and reopen on the 15th of January, 1889.

T. S. BULLOCK, President.

**THE WESTERN FIREMORTGAGE TRUST CO.,** 40 and 42 Wall-st., New York, Dec. 22, 1888.

THE COUPONS DATED NOV. 1, 1888, and Dec. 1, 1888, for the quarterly interest on First Mortgaged Bonds of this Company, due Jan. 1, 1889, will be paid on presentation at the Third National Bank, New York.

GEORGE FOSTER PEABODY, Manager.

**OFFICE OF WELLS, FARGO & CO.,** 10 Broad-st., New York, Dec. 11, 1888.

THE REGULAR SEMI-ANNUAL DIVIDEND, divided at FOUR PER CENT, has been declared by the Directors of this company, payable Jan. 15, 1889, at our office as above.

The transfer books will close Dec. 31, 1888, and reopen Jan. 16, 1889.

E. W. PARSONS, Assistant Secretary.

ST. LOUIS, ALTA. CO., 10 Wall-st., HAUTE RAILROAD COMPANY.

16 and 18 BROAD-ST., NEW YORK CITY.

TO THE PREFERRED STOCKHOLDERS of the St. Louis, Alta. and Terre Haute Railroad Company.

A dividend of one-half per cent has been declared by the Directors of this company, payable Jan. 15, 1889, at our office as above.

The transfer books will close on the 21st of December, 1888, and remain open on Friday, Dec. 28, 1888.

EDWARD W. PARSONS, Chairman.

**THE NORTH RIVER BANK IN THE CITY OF NEW YORK,** December 22, 1888.

CITIZENS' SAVINGS BANK OF THE STATE OF NEW-YORK, Nos. 55 and 56 Bayard, corner Canal-st., was adjourned to January 21.

By Charles Simonds.

Sale of the dwelling with lot, No. 205 West 62d-st., w. of Madison-st., January 10.

By A. H. Muller & Son.

Sale of the dwelling with lots, Nos. 2,068 and 2,070 7th-st., n. of 123d-st., was withdrawn.

**Dividend Notices.**

**RECORDED REAL ESTATE TRANSFERS—N. Y. CITY.**

Attorney-at-law's 160 ft. n. of Delancy-st., 25x100; David Zablow and wife to Moses Goodman, \$20,000.

100 ft. n. of 11th-ave., lot 25x100; A. C. Co., \$25,000.

Kirpatrick and wife to Letitia Harrison, 45th-st. & 8th-ave., lot 25x100; 18x57'; 6,000.

John Adams, Jr., to Mary, 25x100; 18x57'; 6,000.

Samuel S. Clark, Jr., to Charles Finch to Aaron Stone, 25x100; 18x57'; 6,000.

John T. H. Harkness, Jr., to James 4, the Marquis H. Harkness, Alfred M. Harkness, Same property; A. M. Harkness to H. Babcock, 16th-st. & 8th-ave., lot 25x100; 18x57'; 6,000.

Kingbridge Road, w. of 1st, 25x100; Samuel Ryer, 16th-st. & 8th-ave., lot 25x100; 18x57'; 6,000.

John T. H. Harkness to Christopher F. O'Brien Hall Place, w. e. of 17th-ave., 20x100; 18x57'; 6,000.

Samuel E. Smith, Jr., to Richard W. Barnes, 25x100; 18x57'; 6,000.

John Jackson, Jr., and wife to W. Barnes, 25x100; 18x57'; 6,000.

John Jackson, Jr., and wife to Arnold Hafelin, 16th-st. & 8th-ave., lot 25x100; 18x57'; 6,000.

John Jackson, Jr., and wife to Philip Harris, 16th-st. & 8th-ave., lot 25x100; 18x57'; 6,000.

John Jackson, Jr., and wife to John H. Webster, 16th-st. & 8th-ave., lot 25x100; 18x57'; 6,000.

John Jackson, Jr., and wife to Barnes Cohen, 12th-st. & 8th-ave., lot 25x100; 18x57'; 6,000.

John Jackson, Jr., and wife to Patrick McGrath, 12th-st. & 8th-ave., lot 25x100; 18x57'; 6,000.

John Jackson, Jr., and wife to Theodore Rogers, 12th-st. & 8th-ave., lot 25x100; 18x57'; 6,000.

J. F. Graham and wife to E. C. Butcher, 12th-st. & 8th-ave., lot 25x100; 18x57'; 6,000.

John Jackson, Jr., and wife to Wm. Adams, 12th-st. & 8th-ave., lot 25x100; 18x57'; 6,000.

John Jackson, Jr., and wife to Wm. Adams, 12th-st. & 8th-ave., lot 25x100; 18x57'; 6,000.

John Jackson, Jr., and wife to Wm. Adams, 12th-st. & 8th-ave., lot 25x100; 18x57'; 6,000.

John Jackson, Jr., and wife to Wm. Adams, 12th-st. & 8th-ave., lot 25x100; 18x57'; 6,000.

John Jackson, Jr., and wife to Wm. Adams, 12th-st. & 8th-ave., lot 25x100; 18x57'; 6,000.

John Jackson, Jr., and wife to Wm. Adams, 12th-st. & 8th-ave., lot 25x100; 18x57'; 6,000.

John Jackson, Jr., and wife to Wm. Adams, 12th-st. & 8th-ave., lot 25x100; 18x57'; 6,000.

John Jackson, Jr., and wife to Wm. Adams, 12th-st. & 8th-ave., lot 25x100; 18x57'; 6,000.

John Jackson, Jr., and wife to Wm. Adams, 12th-st. & 8th-ave., lot 25x100; 18x57'; 6,000.

John Jackson, Jr., and wife to Wm. Adams, 12th-st. & 8th-ave., lot 25x100; 18x57'; 6,000.

John Jackson, Jr., and wife to Wm. Adams, 12th-st. & 8th-ave., lot 25x100; 18x57'; 6,000.

John Jackson, Jr., and wife to Wm. Adams, 12th-st. & 8th-ave., lot 25x100; 18x57'; 6,000.

John Jackson, Jr., and wife to Wm. Adams, 12th-st. & 8th-ave., lot 25x100; 18x57'; 6,000.

John Jackson, Jr., and wife to Wm. Adams, 12th-st. & 8th-ave., lot 25x100; 18x57'; 6,000.

John Jackson, Jr., and wife to Wm. Adams, 12th-st. & 8th-ave., lot 25x100; 18x57'; 6,000.

John Jackson, Jr., and wife to Wm. Adams, 12th-st. & 8th-ave., lot 25x100; 18x57'; 6,000.

John Jackson, Jr., and wife to Wm. Adams, 12th-st. & 8th-ave., lot 25x100; 18x57'; 6,000.

John Jackson, Jr., and wife to Wm. Adams, 12th-st. & 8th-ave., lot 25x100; 18x57'; 6,000.

John Jackson, Jr., and wife to Wm. Adams, 12th-st. & 8th-ave., lot 25x100; 18x57'; 6,000.

John Jackson, Jr., and wife to Wm. Adams, 12th-st. & 8th-ave., lot 25x100; 18x57'; 6,000.

John Jackson, Jr., and wife to Wm. Adams, 12th-st. & 8th-ave., lot 25x100; 18x57'; 6,000.

John Jackson, Jr., and wife to Wm. Adams, 12th-st. & 8th-ave., lot 25x100; 18x57'; 6,000.

John Jackson, Jr., and wife to Wm. Adams, 12th-st. & 8th-ave., lot 25x100; 18x57'; 6,000.

John Jackson, Jr., and wife to Wm. Adams, 12th-st. & 8th-ave., lot 25x100; 18x57'; 6,000.

John Jackson, Jr., and wife to Wm. Adams, 12th-st. & 8th-ave., lot 25x100; 18x57'; 6,000.

John Jackson, Jr., and wife to Wm. Adams, 12th-st. & 8th-ave., lot 25x100; 18x57'; 6,000.

John Jackson, Jr., and wife to Wm. Adams, 12th-st. & 8th-ave., lot 25x100; 18x57'; 6,000.

John Jackson, Jr., and wife to Wm. Adams, 12th-st. & 8th-ave., lot 25x100; 18x57'; 6,000.

John Jackson, Jr., and wife to Wm. Adams, 12th-st. & 8th-ave., lot 25x100; 18x57'; 6,000.